

SECTION 504 NC-MEIGHBORHOOD CONVENIENCE

Section 504.1 Purpose

The purpose of the NC district is to provide locations for commercial uses within close proximity to residential area. It is to provide for opportunities to serve the needs of residents for convenience shopping and services. Such uses will be limited to professional offices, services, and retail trade that are oriented to the day-to-day commercial needs of the residential neighborhood. Neighborhood commercial uses are intended to be pedestrian oriented. The purpose is also to assure that such development is of a scale and design that is compatible with the residential environment and is an enhancement to neighborhood area.

Section 504.2 Approval Required

No structure or building shall be built or remodeled upon land in the NC District until all required site plan approvals have been obtained.

Section 504.3 Location

The following criteria shall be considered in establishing and maintaining a NC district:

- (a) Conforms to appropriate designation in the General Plan.
- (b) Corresponds to an existing district or development in an area annexed into the City.
- (c) Shall be located at the intersection of two (2) collector streets or an arterial and collector street.
- (d) Availability of pedestrian access form surrounding neighborhoods.
- (e) Lack of LC or NC zoning district or use within one-fourth (1/4) mile.

Section 504.4 Permitted Principal Uses

Building, structures, or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged for the following uses:

- (a) Retail Sales. (limited to 3,000 square feet of gross floor area).
 - (1) General merchandise or variety store.
 - (2) Food and beverage store.
 - (3) Drugs and pharmacy.

- (b) Services (limited to 1,000 square feet of gross floor area per use and may be increased to 3,000 square feet if Retail Sales floor area is reduced on a square foot basis.
 - (1) Professional, administrative, clerical or sales service
 - (2) Day care centers
- (a) The proposed facility shall comply with all requirements of the county and state health departments and other applicable regulations.
- (b) A solid wall or fence, a minimum of six (6) feet high and a landscape buffer shall be provided around play areas abutting any residential zone.
- (c) Parking shall be provided at a rate of one (1) parking space for each two hundred (200) square feet of net floor area. A maximum of one-half of the area for required parking may be used as a portion of the outdoor play area. If the building changes uses, all required parking areas shall be utilized as parking.
- (d) Provision for child drop-off with pedestrian access to the building entrance shall be incorporated into the plan.
- (c) Other neighborhood commercial uses of similar character, found by the Community Development Director to meet the purpose of the district.

Section 504.5 Permitted Conditional Uses

See Section 310. PERMITTED: D, E, F, G, H, I, J, L, M, N, O

Section 504.6 Permitted Accessory Uses

- (a) Any use customarily incidental to a permitted principal use, such as,
 - (1) Private garage or carport for storage of vehicles;
 - (2) Garden house, toolhouse, ramada, swimming pool.
- (b) Accessory dwelling unit, See Section 310.
- (c) Where the keeping of horses and other livestock is lawful, structures customarily accessory to such use.
- (d) Home occupations, See Section 324.

Section 504.7 Property Development Standards

(a) Required Area:

Less than on (1) acre.

(b) Building Height:

No building shall exceed twenty-five (25) feet in height.

(c) Minimum Distance Between Main Buildings:

As prescribed by the Uniform Building Code.

(d) Required Yards:

(1) Front Yard.

(a) There shall be a front yard having a depth of not less than thirty (30) feet.

(b) Where a site is located at the intersection of two (2) or more streets, the required front yard of not less than thirty (30) feet shall be provided on one street and a yard having a depth of not less than twenty (20) feet shall be on the intersecting street.

(2) Side and Rear Yard. Ten (10) feet.

(e) Operations and Storage. All operations and storage shall be conducted within a completely enclosed building or within an area contained by a wall or fence.

Section 504.8 Non-Residential Accessory Building

(a) Maximum Height: Fifteen (15) feet above grade.

(b) Maximum Yard Coverage: Thirty (30) percent of rear yard.

(c) Location Restrictions: No accessory building shall be erected in any minimum required front or side yard.

(d) Setback Requirements: Accessory buildings shall be setback from the side lot line and the rear lot line a distance not less than three (3) feet, except:

(1) For a lot having its rear lot line contiguous with an alley line, no rear setback shall be required for the accessory building(s).

- (2) For a corner lot abutting a key lot and not separated therefrom by an alley, any accessory building shall be setback from the rear lot line a distance not less than the width of the least required side yard applicable to the main building.
- (3) For a corner lot, the street side setback shall be the same as for the main building.

Section 504.9 Off-Street Parking and Loading

In accordance with the provisions of Article 6.

Section 504.10 Sign Regulations

In accordance with the provisions of Article 7.

Section 504.11 Landscaping, Screening, and Buffering

Landscaping, screening, and buffering shall be provided as deemed adequate by the Planning and Zoning Commission or Board of Adjustment, and Building Inspector. All landscaping shall meet the specifications set forth in any subsequent ordinance specifically addressing the issue of landscaping.